

Sustainable Agricultural Lands Conservation

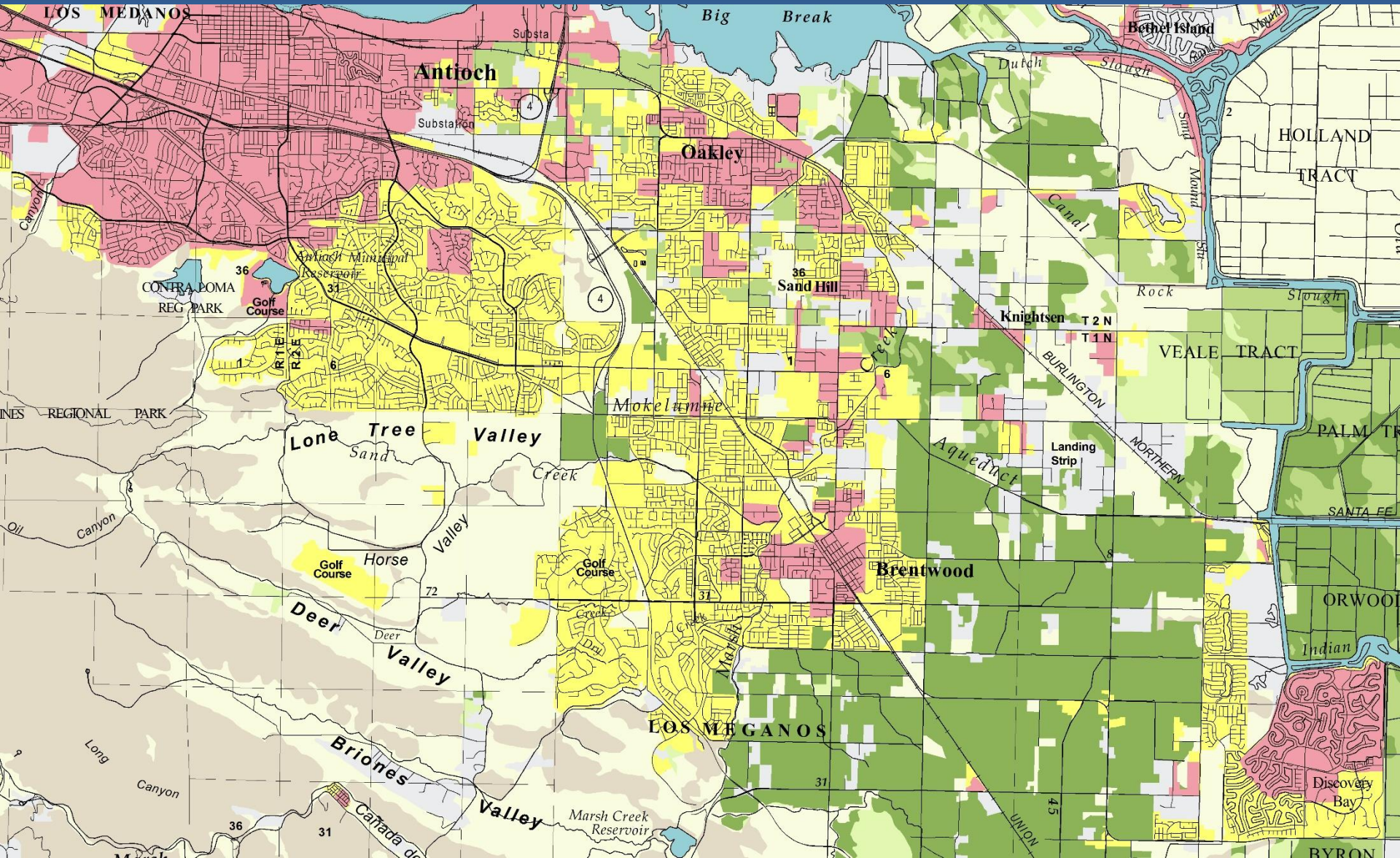


September 25, 2017

Goals

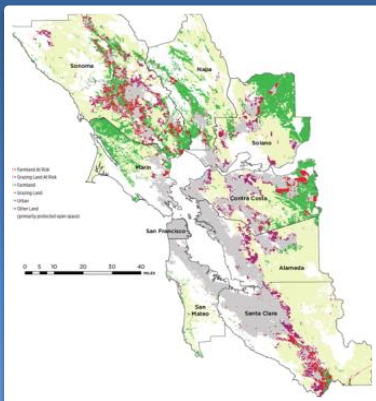


Brentwood Area Urbanization 1984-2014





SALC Program Categories



Agricultural Strategies
and Outcomes

Agricultural
Conservation
Easements



Agricultural Strategies and Outcomes

- Provide support for local jurisdictions to design and implement agricultural land conservation strategies.
- Must result in an outcome that reduces GHG emissions through the long-term protection of agricultural lands under threat of conversion.



	Strategy	GHG Quantifiable Outcome	Administrative Requirement
1	Establish an Agricultural Land Mitigation Program: Formal program to conserve agricultural land at a 1:1 ratio (or higher) as identified in ordinances and policies via a General Plan Update or Amendment.	Agricultural Conservation Easement(s)	Reimbursement concurrent with an ACE grant agreement approved and executed under the SALC Program
2	Establish an Agricultural Conservation Easement Purchasing Program: The development and implementation of a locally-driven strategy to purchase agricultural easements on strategic properties using dedicated funding source(s), such as dedicated sales or property tax increments.	Agricultural Conservation Easement(s)	Reimbursement concurrent with an ACE grant agreement approved and executed under the SALC Program
3	Adoption of Urban Limit Line or Urban Growth Boundary: The development and implementation of a locally-driven urban limit line program and restricted Urban Service Area (e.g., water, sewer).	Zoning ordinances that effectively eliminate growth beyond the estimated Project Geographic Area	Reimbursement after the ordinance has been officially adopted through the appropriate governing mechanism
4	Increase Zoning Minimum for Designated Strategic Agricultural Areas: Updating or amending the local jurisdiction's General Plan to increase minimum acreage (upzoning) for strategic agricultural areas (e.g., from 20-acre to 40-acre minimums).	Zoning ordinances that effectively eliminate growth in the estimated Project Geographic Area	Reimbursement after the ordinance has been officially adopted through the appropriate governing mechanism
5	Adoption of an Agricultural Greenbelt and Implementation Agreement: Enactment of specified agricultural greenbelt(s) between cities, tied to General Plan updates or legally-binding agreements, that focus agricultural mitigation funds or related farm/open space funds to establishing the greenbelt buffer. The greenbelt will contain primarily agricultural lands. Other lands with conservation values may be given secondary consideration for inclusion in an Agricultural Greenbelt.	Results in both Agricultural Conservation Easement(s) and Zoning ordinances that effectively eliminate growth in the estimated Project Geographic Area	Reimbursement concurrent with an ACE grant agreement approved and executed under the SALC Program or Reimbursement after completion of the Greenbelt and Implementation Agreement



Who can apply for a Strategy and Outcome grant?

- Cities and/or counties must be the lead applicant and grantee
- Can apply in partnership with other organizations
- Examples of stakeholder groups:
 - Agricultural organizations
 - Agricultural support businesses
 - Nongovernmental organizations (NGOs)
 - Community members



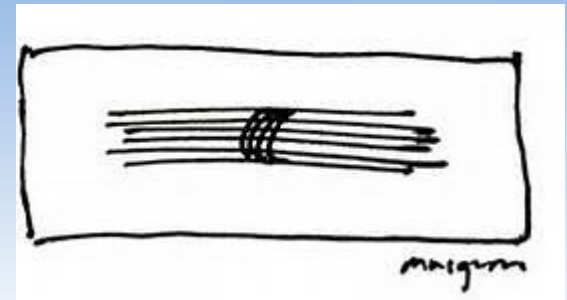
Agricultural Conservation Easements



Property Rights and Easements

Land ownership consists of multiple rights
(*the 'bundle of sticks'*):

- title possession
- disposition (lease, sale, bequeath)
- exclusion (access)
- use and enjoyment (construction, etc.)
- Some rights may be sold and/or severed, while retaining fee ownership.



What is an Agricultural Conservation Easement?

- Definition: An agricultural conservation easement is an interest in land, less that fee simple, which represents the right to prevent the development or improvement of the land...for any purpose other than agricultural production.
- The subdivision and development rights are severed and permanently extinguished.
- The easement does not hamper agricultural practices.



*Defined under California Civil Code 815 & Public Resources Code 10211

Ag Conservation Easements: What's in it for the Landowner?

- Farm families can conserve their legacy – the property is protected forever.
- Fees paid to them for the easement – can be invested in equipment, farm expansion.
- Tax and estate planning benefits.



What's in it for the Community?



- Creates stability for agricultural support industries
- Provides open space buffers between cities
- Ensures locally produced food and fiber
- Can mitigate for lost farmland when done in conjunction with the local planning process

ACE Eligible Applicants

- Cities
- Counties
- Nonprofit organizations including land trusts
- Resource conservation districts
- Regional park and open-space districts or authorities

Applicants must have the conservation of farmland among their stated purposes or locally adopted policies in order to be eligible for funding.



Please see page 21 of the FY16-17 Guidelines for additional requirements.



Example Projects

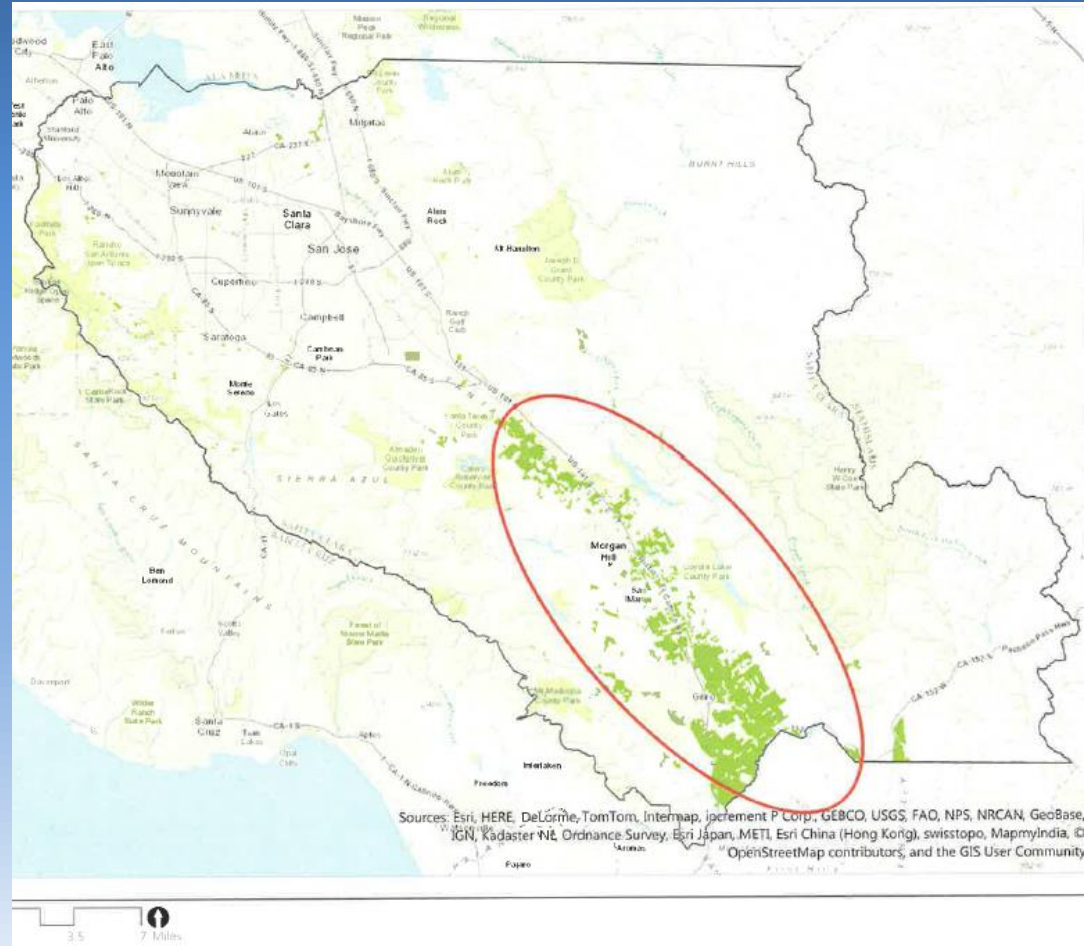


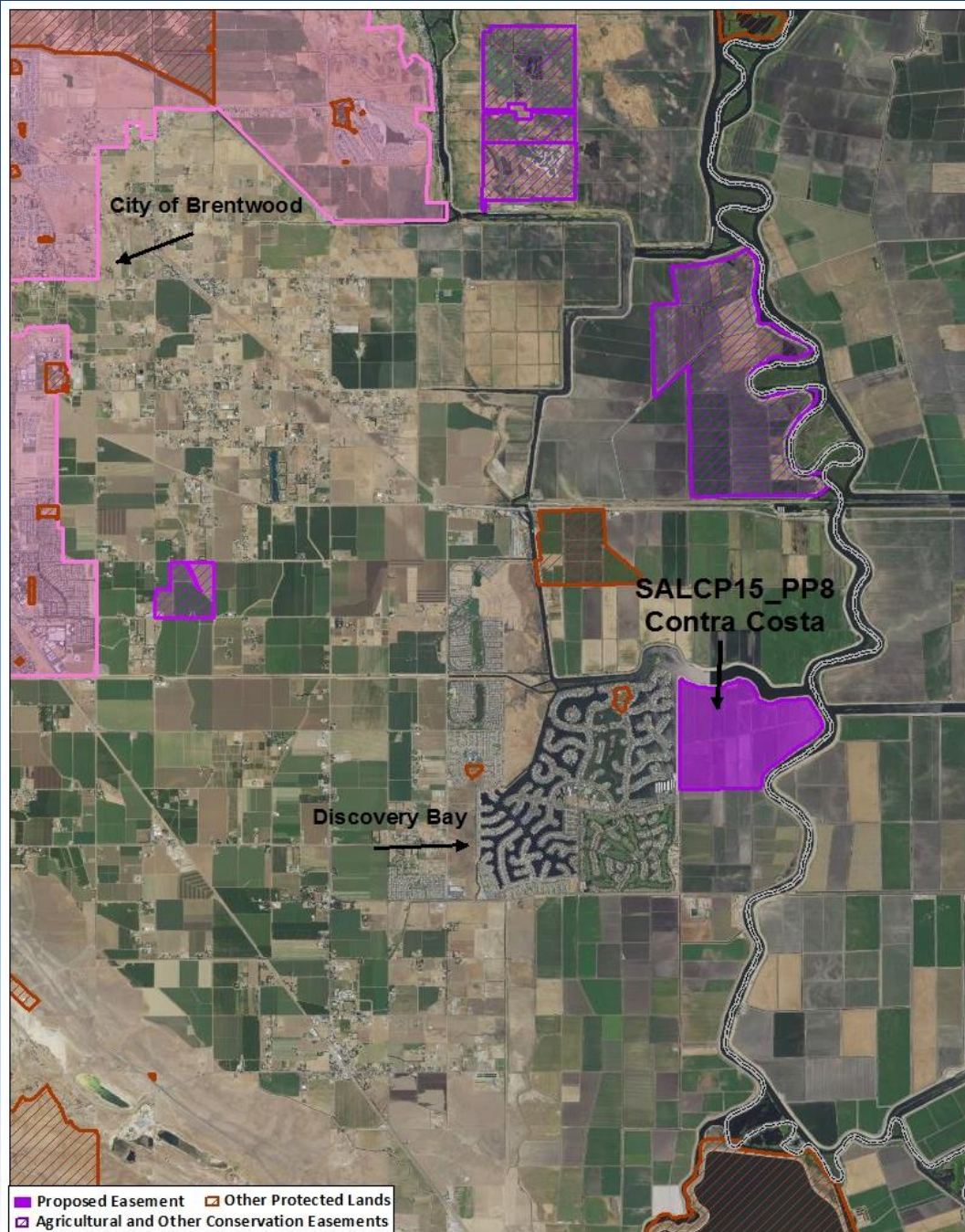
Santa Clara Valley

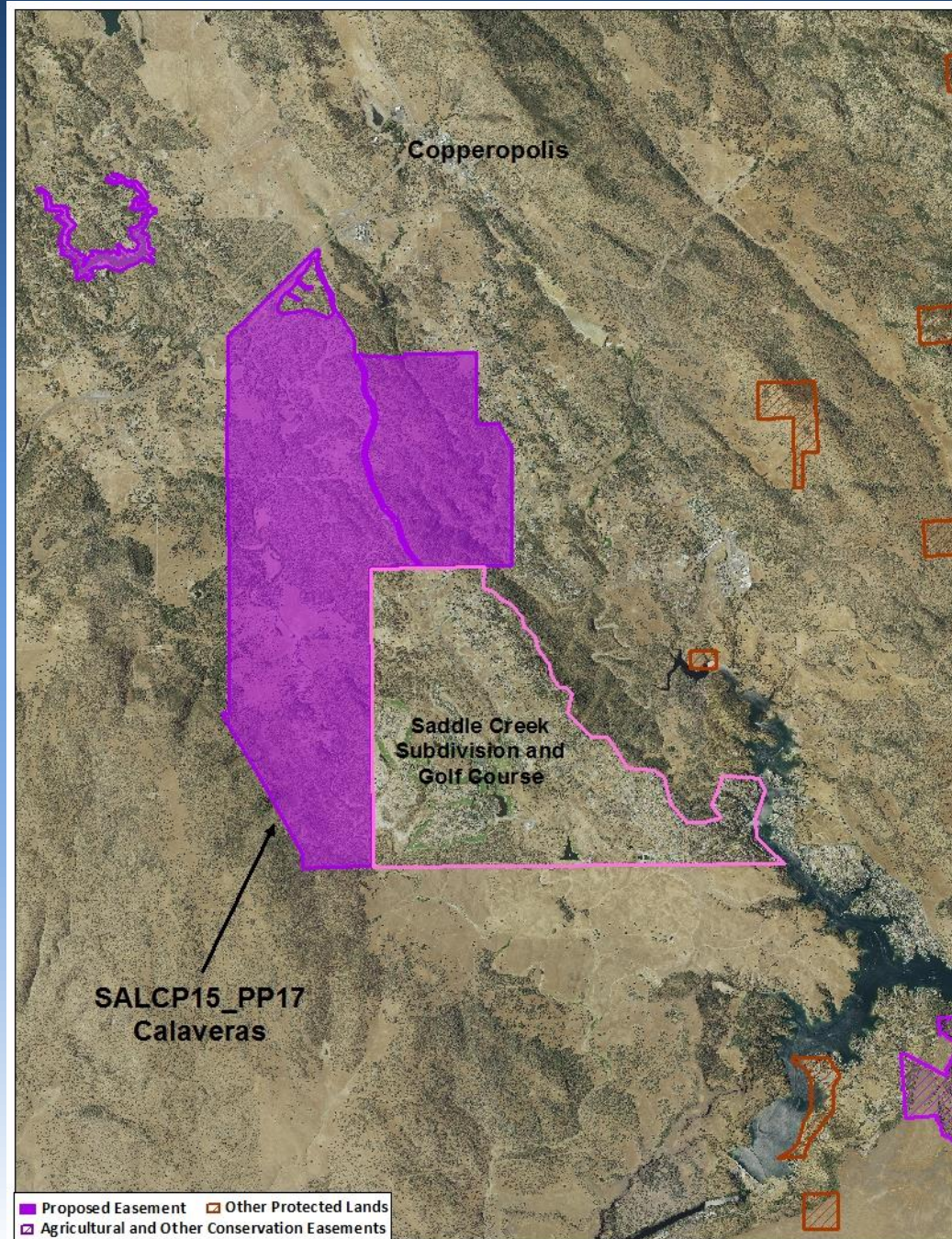
Climate and Agricultural Preservation Program

Goals:

- Map and prioritize agricultural lands for conservation
- Identify regional GHG reduction potential of agricultural protection
- Outline a Regional Agricultural Conservation Easement Program
- Revise County Zoning Ordinance for additional agricultural preservation







Long Term Vision



Planner's Role



Questions?

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